

WRIGHT COUNTY PLANNING COMMISSION
Meeting of: November 16, 2023
AGENDA

The Wright County Planning Commission will meet on Thursday November 16, 2023 at **7:30 p.m.** in the County Commissioners Board Room at the Wright County Government Center, Buffalo, Minnesota to consider the following items:

ACTION ON OCTOBER 12, 2023 MINUTES

PUBLIC HEARINGS:

1. **ARBOR CREEK HOLDINGS LLC** – Cont. 7/20, 8/10 & 9/21 & 10/12

LOCATION: xxxx 78th St NW – Hannahs Landing Lot 6 Block 1, Section 27, Township 121, Range 28, Wright County, Minnesota. (E. Sylvia – Southside Twp.) Tax #217-084-001060
Property Owners: Hannah’s Arrival LLC

Petitions for a Conditional Use Permit for a land alteration of approximately 16,798 cubic yards within the shoreland and amending an existing Conditional Use Permit for a platted subdivision to allow a home to be built lakeside of a bluff as regulated in Section 155.029, 155.051, 155.057 & 155.101, Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances.

2. **ESTATE DEVELOPMENT CORPORATION** c/o Tom Gonyea – Cont. 10/12

LOCATION: 11126 Eastwood Avenue SE – The NW 1/4 as well as part of the NE 1/4 lying westerly of Rice Lake in Section 35, Township 118, Range 25, Wright County, MN. (Rice - Franklin Twp.) Tax #208-200-352102, -352100, -351201. Owner: David Lubben Trust

Petitions to rezoning from rezoning from General Agriculture (AG) with a Residential-Recreational Shorelands District Overlay (S-2) to Agriculture/Residential (A/R) with a Residential-Recreational Shorelands District Overlay (S-2) and establishment of a Rural Planned Unit Development overlay district as regulated in Section 155.028, 155.047, 155.048, 155.057 & 155.059, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

3. **ABDILLAH MOHAMUD** – Cont. 10/12

LOCATION: 15007 County Road 27 NW – Part of N 1/2 of NW 1/4 Section 21, Township 122, Range 26, Wright County, Minnesota. (Silver Creek Twp.) Tax #216-100-212202 & -163303
Property Owner: Schany Marital Trust

Petitions for an Interim Use Permit for an over-the road trucking operation to include office space, repairs, and storage for trucks and trailers as regulated in Sections 155.031 & 155.053(B)(2), Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances and Subdivision Regulations.

4. **JEREMY RICE** - New

LOCATION: 4138 Braddock Ave NE – Part of N 1/2 of SW 1/4 of SW 1/4, Section 8, Township 120, Range 25, Wright County, Minnesota. (Buffalo Twp.) Tax #202-000-083300
Property Owner: Equality Farms LLC.

Petitions for an Interim Use Permit to allow for the construction of an approximately 1,250 square foot greenhouse to an existing Commercial Outdoor Recreation use as regulated in Sections 155.003(119), 155.031 & 155.048, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

5. **VONCO II, LLC** - Representative Aric Olsen - New

LOCATION: 5570 County Road 35 W– Part of E 1/2 of SW 1/4, Section 31, Township 120, Range 26, Wright County, Minnesota. (Chatham Twp.) Tax #203-000-313401 Property Owner: Todd Wurm & Krista Wurm

Petitions for an Interim Use Permit as regulated in Section 155.029, 155.048(D) & 155.100 of Chapter 155, Title XV, Land usage & Zoning of the Wright County Code of Ordinances to renew the 2018 Conditional Use Permit and reclassify as an Interim Use Permit for the mining of clay borrow up to 130,000 cubic yards of material. Approximately 91,200 yards of material are remaining.

6. **Ordinance 23-4** – Cont. 9/21

The Wright County Planning Commission will be reviewing and discussing proposed amendment to the Wright County Code of Ordinances. Proposed is to amend 150.01 to amend an incorrect reference. Amendments are also proposed to Chapter 155 with regards to the Zoning Administrator, Planning Commission and Board of Adjustment authorities and Regulations. The proposed amendments also include proposed amendments to how the zoning map and ordinance changes are processed. Essential services under 155.098 is also subject to amendment for the placement and operation of energy storage systems.

Respectfully submitted,



Barry Rhineberger
Planning & Zoning Administrator

BR:sd

cc: Planning Commission

Kryzer

Twp. Clerks